



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: December 6, 2011

To: Jacqueline Onciano, Zoning Administrator

From: Cynthia Bettencourt (831) 755-5237
bettencourt@co.monterey.ca.us

cc: Front Counter Copy; Cynthia Bettencourt, Planner; Laura Lawrence, Planning Services Manager; Stephen S and Choongja Kahng TRS, Property Owners; Scott Stotler, Agent/Representative, The Open Monterey Project, LandWatch Project File PLN110096

Re: Kahng (PLN110096)

Location: Assessor's Parcel Number: 007-341-022-000
1035 Marcheta Lane, Pebble Beach, CA 93953
Greater Monterey Peninsula Area Plan

The Design Approval application for Stephen S and Choongja Kahng is to allow the construction of a new 3,170 square foot two story single family dwelling with a 1,495 square foot basement and a 525 square foot underground garage, a 62 square foot covered entry, a 535 square foot covered terrace, 427 square feet of uncovered second story terraces, 376 linear feet of retaining walls, a 747 square foot bronze open rail fence with stone columns, a 2,000 gallon underground water storage tank, an underground generator, and approximately 1,800 cubic yards of grading. Materials and colors: exterior walls (Veristone Travertine finish stucco/ oatmeal with color wash), trim, corbels, and quoines (Veristone Travertine finish/oatmeal), windows and exterior doors (wood with aluminum clad antique bronze color), gutters (5" copper Ogee gutter), entrance door (Cantera door/antique bronze color with rain glass), railing (dark bronze with antique finish), stone (Fond Du Lac rustic limestone), roof (natural slate tile). The property is located at 1035 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-341-002-000), Greater Monterey Peninsula Area Plan.

The property is located within a high archaeological sensitivity zone therefore an archaeological report was prepared by an archaeological consultant (LIB110360). The report concluded that archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric site in this region. A condition of approval states that if during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted immediately until a qualified professional archaeologist can evaluate the find.

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on December 1, 2011, and the members of the committee voted to support the project with the recommendation that the County pay attention to the drainage issues of the area. A neighbor expressed her concerns regarding the height and setbacks of the structure as well as the bulk and

mass of the proposed two-story single family dwelling. The neighbor requested that County staff verify building heights during construction. The request has been incorporated into the Height Verification condition (PDSP001).

There are special setbacks for the subject parcel which were established in a blanket variance ZA00595 in 1969. The special setbacks are defined in Section 21.12.070.D in the Medium Density Residential District in the Del Monte Forest area. The special side and rear setbacks are 10 feet minimum, except for second story side setbacks; those setbacks are 20 feet minimum (21.12.070.D.3.b). According to the blanket variance (ZA00595), these setbacks apply to both main buildings and accessory buildings. The purpose of the blanket variance (ZA00595) was to reduce the bulk and mass of the second story of structures. The proposed two-story single family dwelling meets the regulations as to setbacks.

Staff conducted a site visit on June 3, 2011 to verify that the project is consistent with the plans listed below.

The Kahng project (PLN110096) as described is consistent with the plans and policies of the Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs
	Exhibit G	Construction Management Plan

This report was reviewed by Laura Lawrence, Planning Service Manager




EXHIBIT A

Project Data Sheet for PLN110096

Project Title: STEPHEN S AND CHOONGJA KAHNG TRS

Location: 1035 Marcheta Lane
Pebble Beach, CA 93953

Primary APN: 007-341-022-000

Applicable Plan: Greater Monterey
Peninsula Area Plan

Coastal Zone: NO

Permit Type: Design Approval

Zoning: MDR/B-6-D-RES

Environmental Status: EXEMPT

Plan Designation: Medium Density Residential

Advisory Committee: Greater Monterey
Peninsula

Final Action Deadline (884): 1/16/12

Project Site Data:

Lot Size: 9,058 SQUARE FEET

Coverage Allowed: 35%

Coverage Proposed: 35%

Existing Structures (SF): 0

Height Allowed: 27 FEET

Proposed Structures (SF): 5,787

Height Proposed: 27 FEET

Total SF: 5,787

Floor Area Ratio Allowed: 35%

Floor Area Ratio Proposed: 35%

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A

Erosion Hazard Zone: LOW

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: III

Archaeological Report #: LIB110360

Geologic Report #: N/A

Fire Hazard Zone: HIGH

Traffic Report #: N/A

Other Information:

Water Source: CAL-AM

Sewage Disposal (method): SEWER

Water Dist/Co: N/A

Sewer District Name: PEBBLE BEACH
COMMUNITY SERVICES
DISTRICT

Fire District: PEBBLE BEACH CSD

Total Grading (cubic yds.): 1,800 CUBIC YARDS

Tree Removal: N/A

Date Printed: 12/15/2011

Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan
PLN110096

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit PLN110096 Design Approval to allow the construction of a new 3,170 square foot two-story single family dwelling with a 1,495 square foot basement and a 525 square foot underground garage, a 62 square foot covered entry, a 535 square foot covered terrace, 427 square feet of uncovered second story terraces, 376 linear feet of retaining walls, a 747 square foot bronze open rail fence with stone columns, a 2,000 gallon underground water storage tank, an underground generator, and approximately 1800 cubic yards of grading. Materials and colors: exterior walls (Veristone Travertine finish stucco/Oatmeal with color wash), trim, corbels, and quoins (Veristone Travertine finish/Oatmeal), windows and exterior doors (wood with aluminum clad antique bronze color), gutters (5" copper Ogee gutter), entrance door (Cantera door/antique bronze color with rain glass), railing (dark bronze with antique finish), stone (Fond Du Lac rustic limestone), roof (natural slate tile) was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

3. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

4. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

5. PDSP001 - HEIGHT VERIFICATION (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The Owner/Applicant shall have the building corners set and verified by a licensed surveyor to ensure that they do not encroach into the required setbacks.

Height verification shall be prepared by a licensed surveyor who will provide written verification to the Building Department, for review and approval during construction, that the actual building heights do not exceed the following heights at each of the following points:

- i. To confirm completion of the plywood subfloor of basement at 85.5 feet and the plywood subfloor of the garage at 87.5 feet.
- ii. Completion of the first floor at the rough framing stage, to confirm plywood subfloor is at 97.5 feet.
- iii. Completion of the second floor at the rough framing stage to confirm plywood subfloor at 108.5 feet; and
- iv. Upon conclusion of the roof framing, to confirm that the finished roof height will not exceed 27 feet (123.48 feet) above average natural grade (96.48 feet).

The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA-Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed:

- 1) Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.
- 2) Prior to the start of construction, the Owner/Applicant shall have the building corners set and verified by a licensed surveyor to ensure that they do not encroach into the required setbacks.
- 3) Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide height verification by a licensed surveyor who will provide written verification to the Building Department, for review and approval during construction, that the actual building heights do not exceed the following heights at each of the following points:
 - i. To confirm completion of the plywood subfloor of basement at 85.5 feet and the plywood subfloor of the garage at 87.5 feet.
 - ii. Completion of the first floor at the rough framing stage, to confirm plywood subfloor is at 97.5 feet.
 - iii. Completion of the second floor at the rough framing stage to confirm plywood subfloor at 108.5 feet; and
 - iv. Upon conclusion of the roof framing, to confirm that the finished roof height will not exceed 27 feet (123.48 feet) above average natural grade (96.48 feet).
- 4) Prior to the final inspection, the Owner/Applicant/ Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure from the benchmark is consistent with what was approved on the building permit.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

RECEIVED
 NOV 07 2011
 MONTEREY COUNTY
 PLANNING DEPARTMENT

Project Notes
 1035 MARCHETA LANE
 PEBBLE BEACH, CA 93953
 APR: 007-341-022-000
 LYNNE (007-341-022-000)
 ZONING: MDRB-6-D-RES
 ALLOWABLE FAR: 3,170 DSF

Owner Information
 MR. STEPHEN KAHNG
 26750 ROBLEDA CT.
 FOLSOM, CA 95630
 PHONE: (916) 775-6888

Building Data

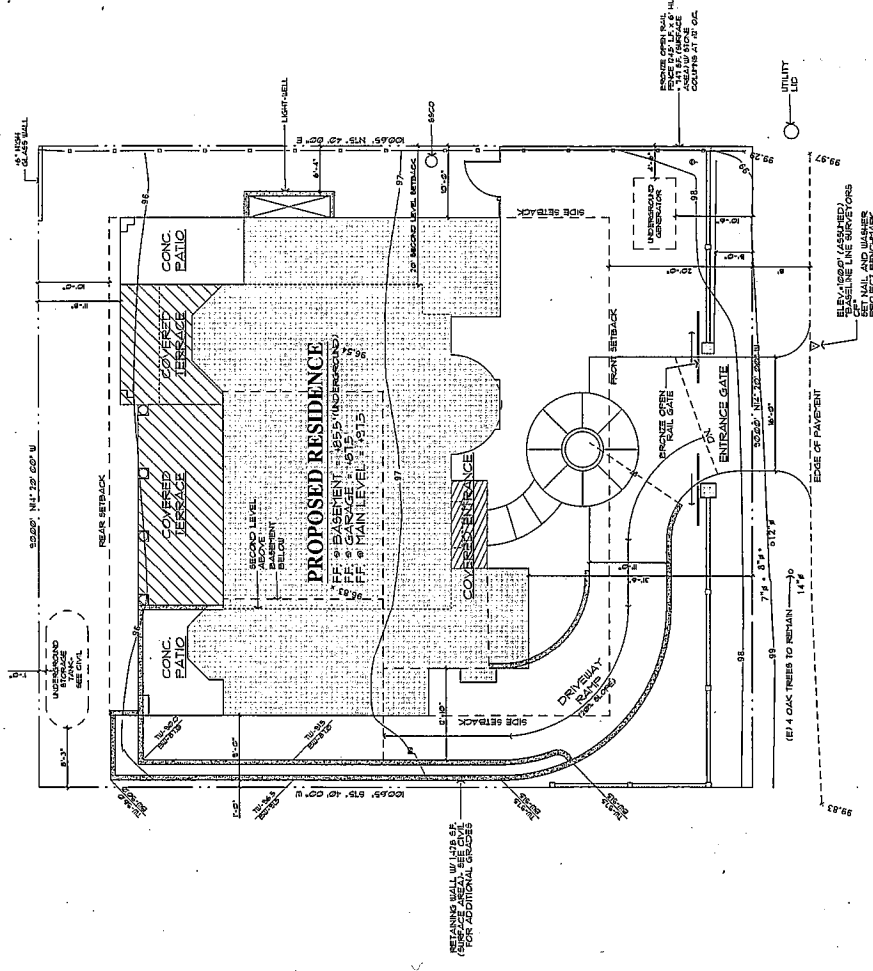
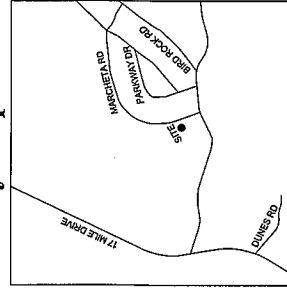
PROPOSED FAR
 2,557 S.F.
 2,557 S.F.
 3,170 S.F.
 TOTAL PROPOSED: 3,170 S.F. = 35%
 FAR PERCENTAGE: 9,099 S.F. x 35% = 3,170 S.F.
 ALLOWED FAR: 3,170 S.F.

PROPOSED LOT COVERAGE
 2,557 S.F.
 COVERED STRUCTURES: 2,557 S.F.
 COVERED PATIO: 3,170 S.F.
 ALLOWED BUILDING COVERAGE: 3,164 S.F. = 34.9%
 COVERAGE PERCENTAGE: 3,164 S.F. = 34.9%
 (SEE FLOOR PLANS FOR BREAKDOWN)

Sheet Index

- A1 SITE PLAN / TITLE SHEET
- C100 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C200 EXTERIOR ELEVATIONS
- A200 EXTERIOR ELEVATIONS
- A3 UPPER LEVEL FLOOR PLAN
- A4 BASEMENT FLOOR PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 CROSS SECTION
- A10 ROOF PLAN

Vicinity Map



MARCHETA LANE

Site Plan

SCALE: 1/8" = 1'-0"
 20' 10' 5' 0'

A1

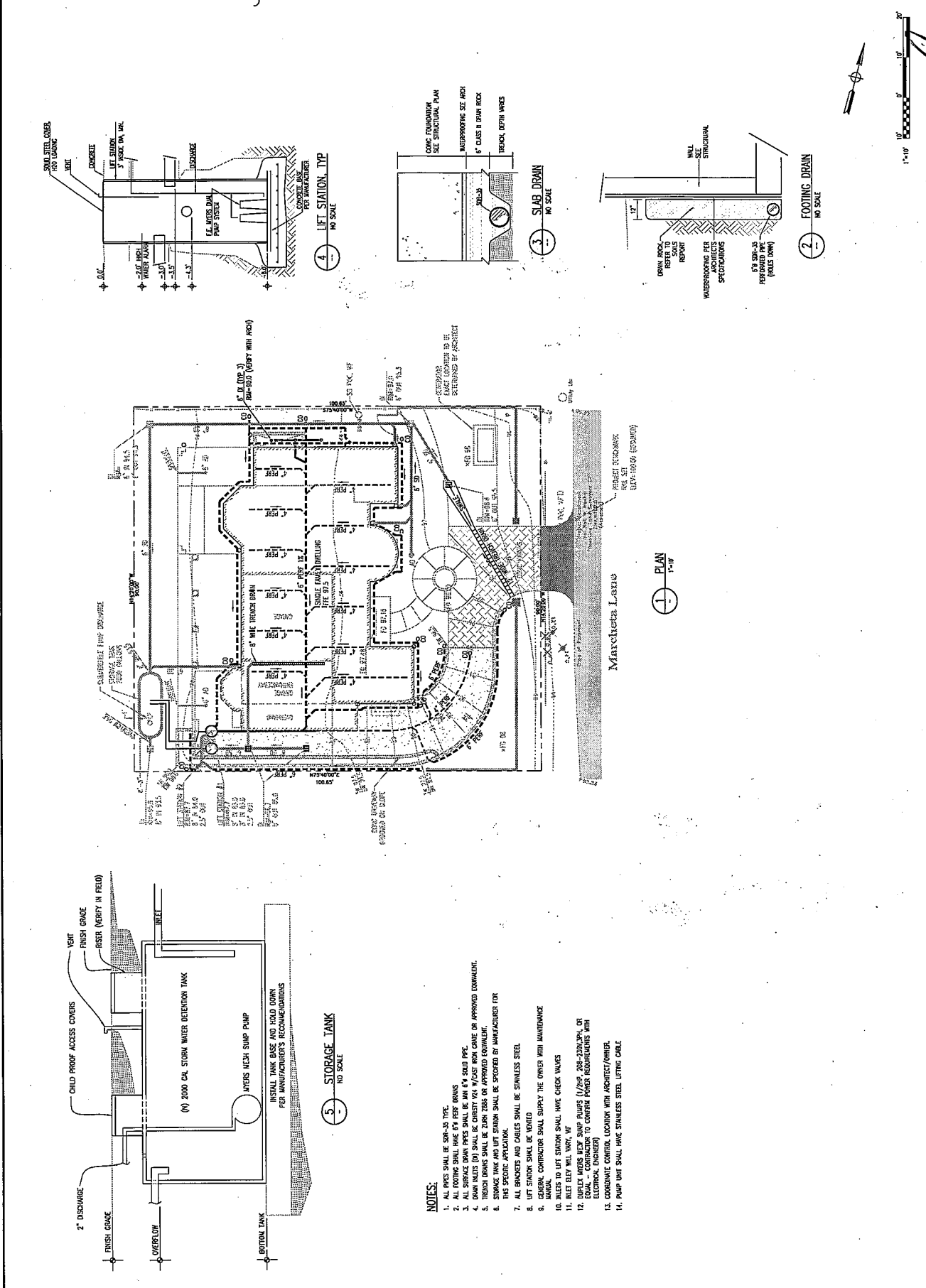
C200

DATE	02-04-11
BY	AS SHOWN
DATE	02-04-11
BY	AS
DATE	02-04-11
BY	AS
DATE	02-04-11
BY	AS

SINGLE FAMILY DWELLING
CIVIL IMPROVEMENTS
DRAINAGE PLAN
PLAN - LOWER LEVEL
KAHNG RESIDENCE
1035 MARCHETA LANE
PEBBLE BEACH, CA 93953
APN 007-341-022

Benjamin Associates, Inc.
720 York Street #114
San Francisco, CA 94110
Ph 415.550.2600

REVISIONS	DATE	APPROVED
A	02-11-11	AB
B	02-24-11	AB
C	08-10-11	AB





849 3RD STREET, SUITE A
LOS ANGELES, CALIFORNIA 90012
TEL: (213) 555-5555
FAX: (213) 555-5555
WWW.STOLLERDESIGN.COM

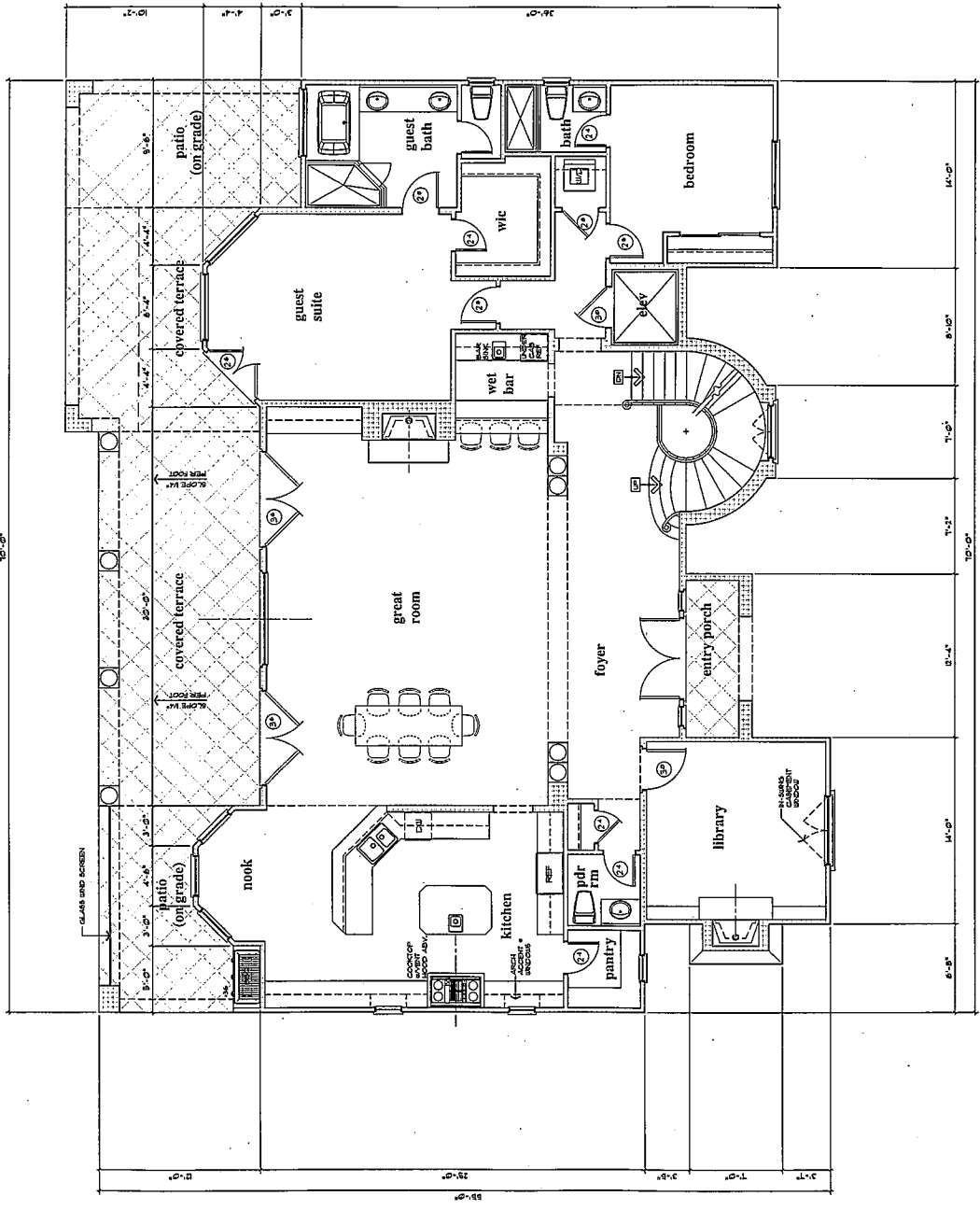
THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	REVISIONS

PROJECT TITLE	Entry Level Floor Plan
CLIENT	Kahng Residence
ADDRESS	1095 Marcheta Lane Pebble Beach, California

DATE	OCTOBER 3, 2011
SCALE	1/4" = 1'-0"
PROJECT MANAGER	STOLLER DESIGN
DESIGNER	STOLLER DESIGN
CHECKED BY	STOLLER DESIGN
DATE	10/03/11

A2



Entry Level Floor Plan

2567 sq. ft. Entry Level
603 sq. ft. Upper Level
3170 sq. ft. Total Living Area (FAR)
3170 sq. ft. Allowed FAR

scale: 1/4"=1'-0"



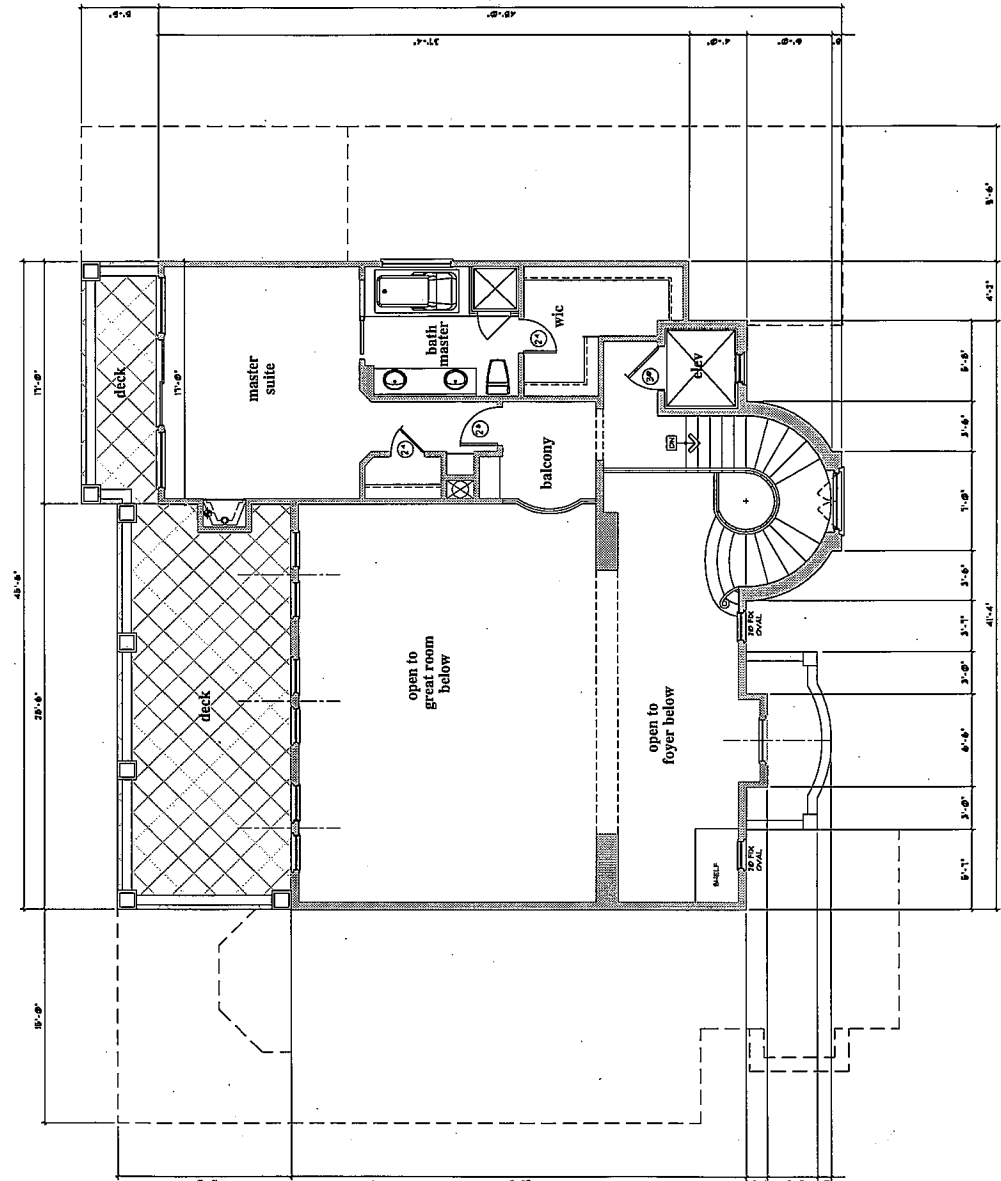
3400 3RD STREET, SUITE A
LOS ANGELES, CALIFORNIA 90018
TEL: 310-555-0000
FAX: 310-555-0000
WWW.STOLLERDESIGN.COM

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE
LIMITED TO THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREON. ANY REUSE OR MODIFICATION
WITHOUT THE WRITTEN CONSENT OF STOLLER
DESIGN GROUP SHALL BE AT THE USER'S RISK.
STOLLER DESIGN GROUP SHALL NOT BE RESPONSIBLE
FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS
NOT SHOWN HEREON. THE USER SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES.

Upper Level Floor Plan
Kahng Residence
1035 Marchesa Lane
Pebble Beach, California

DATE: OCTOBER 3, 2011
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: BJS
DRAWN: BJS
JOB NO.: 10228
SHEET

A3



Upper Level Floor Plan
603 sq. ft. Upper Level
427 sq. ft. 2nd Level Deck

scale: 1/4"=1'-0"

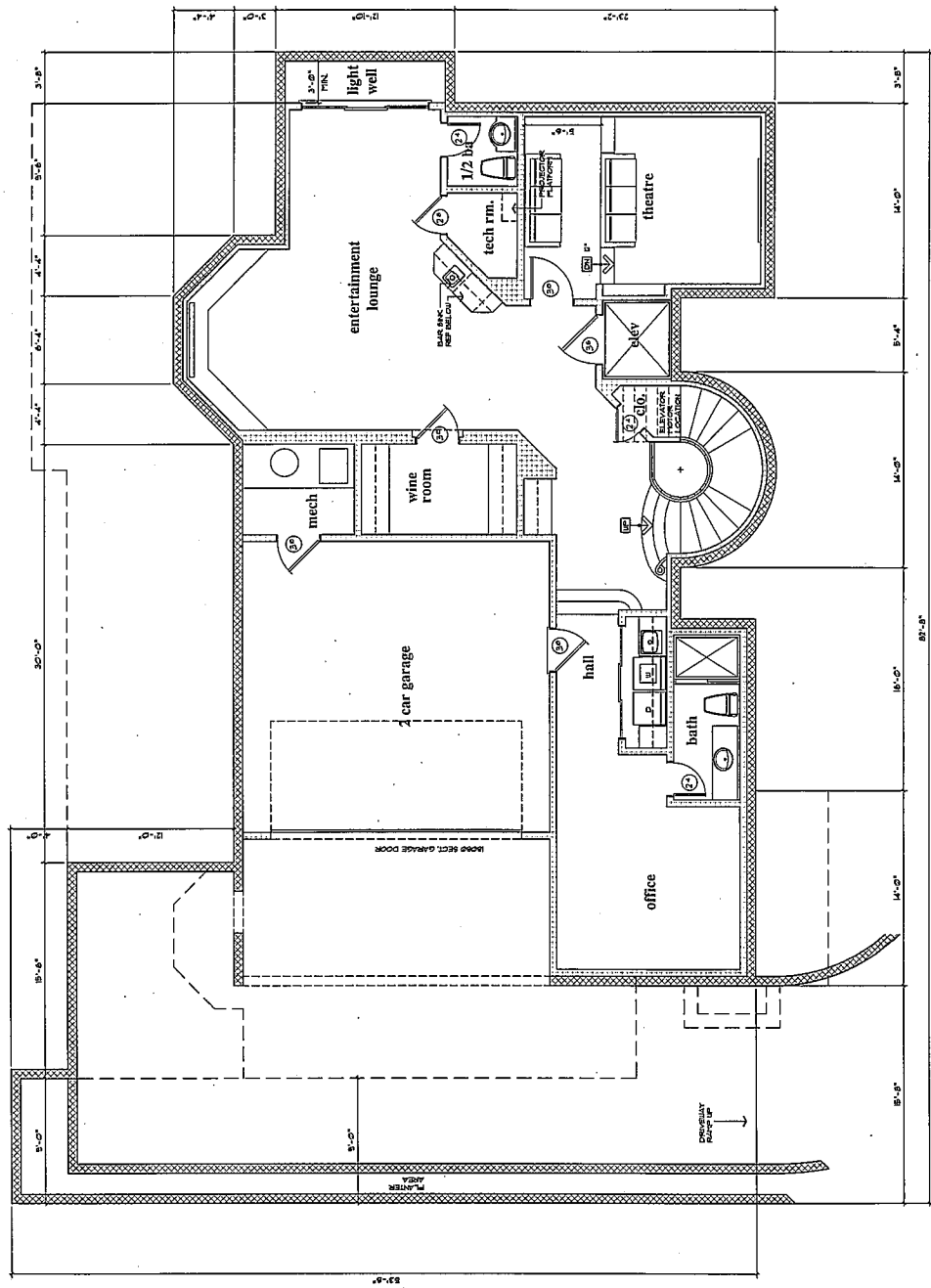


348 ST. STREET, SUITE A
LOS ANGELES, CALIFORNIA 90008
TEL: (310) 558-0468
FAX: (310) 558-0468
WWW.STOLLERDESIGN.COM

PERMITS
REVISIONS

Basement Floor Plan
Kahng Residence
1055 Marchesa Lane
Pebble Beach, California

DATE: OCTOBER 3, 2011
PROJECT: 1495 sq. ft. + 1.0" - 0"
PROJECT MANAGER: BDB
DRAWN: SCS
JOB NO.: 10228
SHEET: A4



Basement Floor Plan
1495 sq. ft. Basement Level
525 sq. ft. Garage
scale: 1/4"=1'-0"



348 ST. STREET, SUITE 100
 SAN ANTONIO, TEXAS 78204
 PHONE: (214) 555-5555
 FAX: (214) 555-5555
 E-MAIL: info@stollerdesign.com

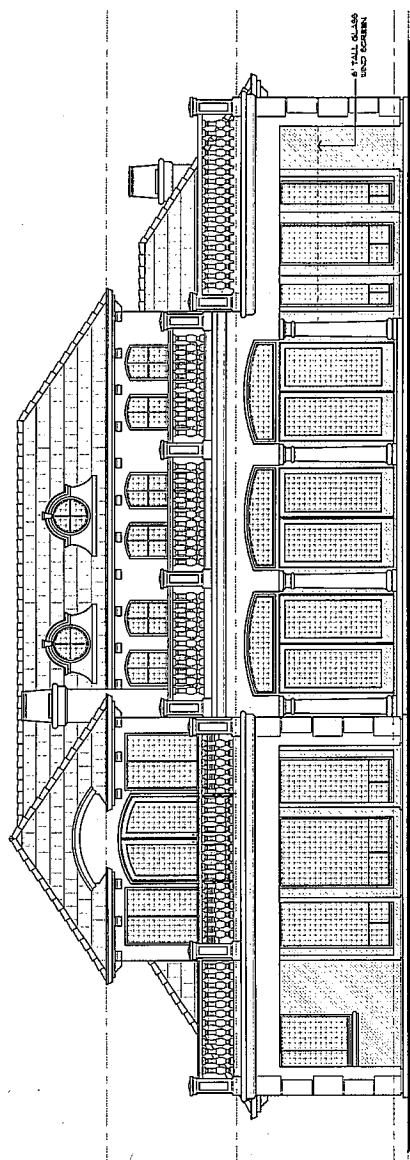
THESE PLANS AND SPECIFICATIONS SHALL BE THE PROPERTY OF STOLLER DESIGN GROUP. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STOLLER DESIGN GROUP. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.

DATE	10/20/2011
PROJECT	1035 Marchesa Lane
CLIENT	Kahng Residence
DESIGNER	Stoller Design Group
ARCHITECT	Stoller Design Group
ENGINEER	Stoller Design Group
LANDSCAPE	Stoller Design Group
INTERIOR	Stoller Design Group
MECHANICAL	Stoller Design Group
ELECTRICAL	Stoller Design Group
PLUMBING	Stoller Design Group
HAZARDOUS WASTE	Stoller Design Group
ASBESTOS	Stoller Design Group
LEAD	Stoller Design Group
PCB	Stoller Design Group
OTHER	Stoller Design Group

DATE: 10/20/2011
 PROJECT: 1035 Marchesa Lane
 CLIENT: Kahng Residence
 DESIGNER: Stoller Design Group
 ARCHITECT: Stoller Design Group
 ENGINEER: Stoller Design Group
 LANDSCAPE: Stoller Design Group
 INTERIOR: Stoller Design Group
 MECHANICAL: Stoller Design Group
 ELECTRICAL: Stoller Design Group
 PLUMBING: Stoller Design Group
 HAZARDOUS WASTE: Stoller Design Group
 ASBESTOS: Stoller Design Group
 LEAD: Stoller Design Group
 PCB: Stoller Design Group
 OTHER: Stoller Design Group

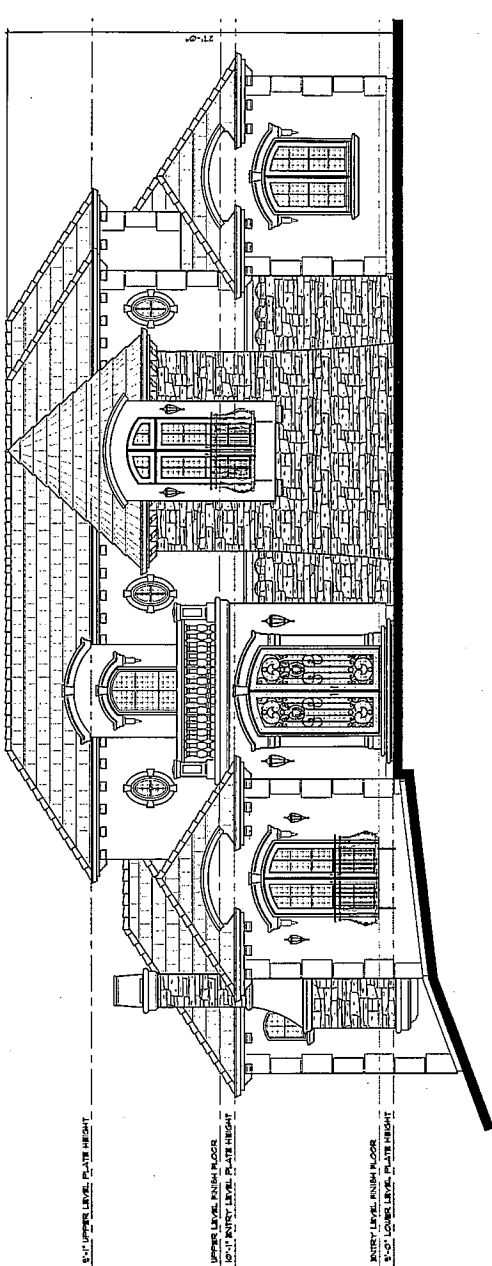
DATE: 10/20/2011
 PROJECT: 1035 Marchesa Lane
 CLIENT: Kahng Residence
 DESIGNER: Stoller Design Group
 ARCHITECT: Stoller Design Group
 ENGINEER: Stoller Design Group
 LANDSCAPE: Stoller Design Group
 INTERIOR: Stoller Design Group
 MECHANICAL: Stoller Design Group
 ELECTRICAL: Stoller Design Group
 PLUMBING: Stoller Design Group
 HAZARDOUS WASTE: Stoller Design Group
 ASBESTOS: Stoller Design Group
 LEAD: Stoller Design Group
 PCB: Stoller Design Group
 OTHER: Stoller Design Group

A5



Rear Elevation

scale: 1/4"=1'-0"



Front Elevation

scale: 1/4"=1'-0"

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF STOFFER DESIGN GROUP SHALL BE AT THE USER'S SOLE RISK. STOFFER DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING THEREFROM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SITE INFORMATION AND FOR PROVIDING ALL NECESSARY DATA TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USER'S FAILURE TO OBTAIN NECESSARY PERMITS OR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SITE INFORMATION AND FOR PROVIDING ALL NECESSARY DATA TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USER'S FAILURE TO OBTAIN NECESSARY PERMITS OR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS.

REVISIONS	

Exterior Elevations

Kahng Residence

1035 Marchetta Lane

Pebble Beach, California

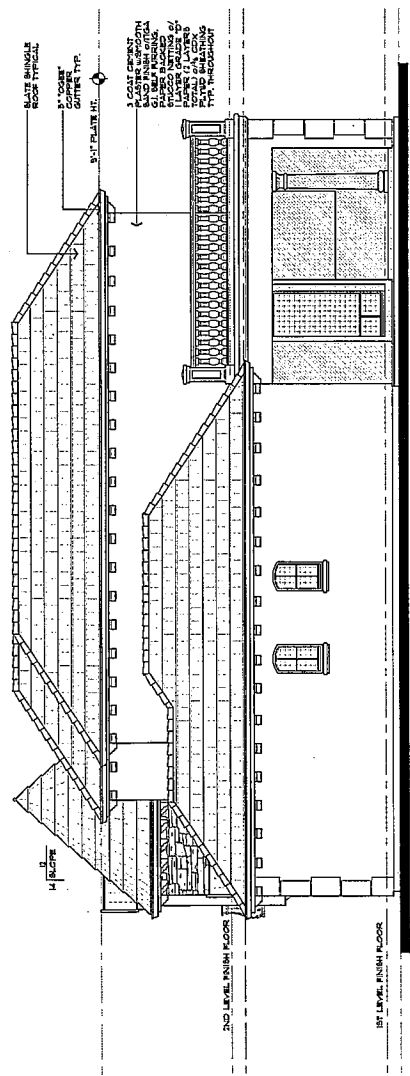
JOB ADDRESS

JOB TITLE

DRAWING TITLE

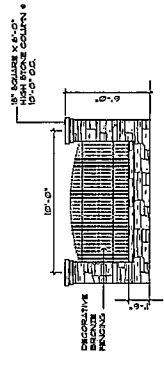
DATE	02/02/2018
SCALE	1/4" = 1'-0"
PROJECT MANAGER	SD
DESIGNER	SD
DATE	02/02/2018
PROJECT	1035 MARCHETTA LANE

A6



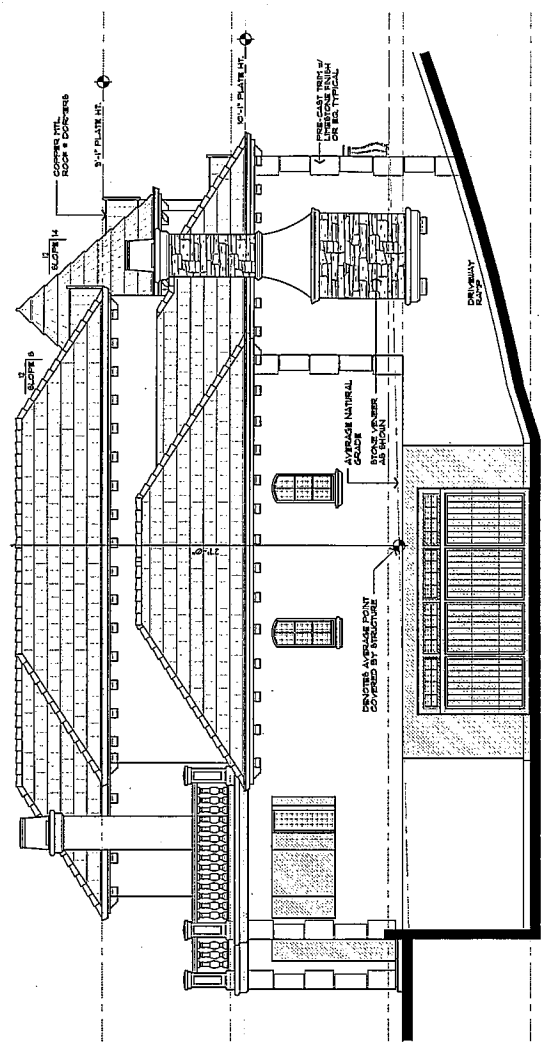
Right Elevation

scale: 1/4"=1'-0"



Property Fence Elevation

scale: 1/4"=1'-0"



Left Elevation

scale: 1/4"=1'-0"

THEY ARE THE ONLY TWO IN THE COMMUNITY WHOSE NAMES ARE KNOWN TO THE POLICE. THE POLICE HAVE BEEN ADVISED THAT THE TWO MEN ARE CURRENTLY IN THE AREA OF THE POLICE STATION. THE POLICE HAVE BEEN ADVISED THAT THE TWO MEN ARE CURRENTLY IN THE AREA OF THE POLICE STATION. THE POLICE HAVE BEEN ADVISED THAT THE TWO MEN ARE CURRENTLY IN THE AREA OF THE POLICE STATION.

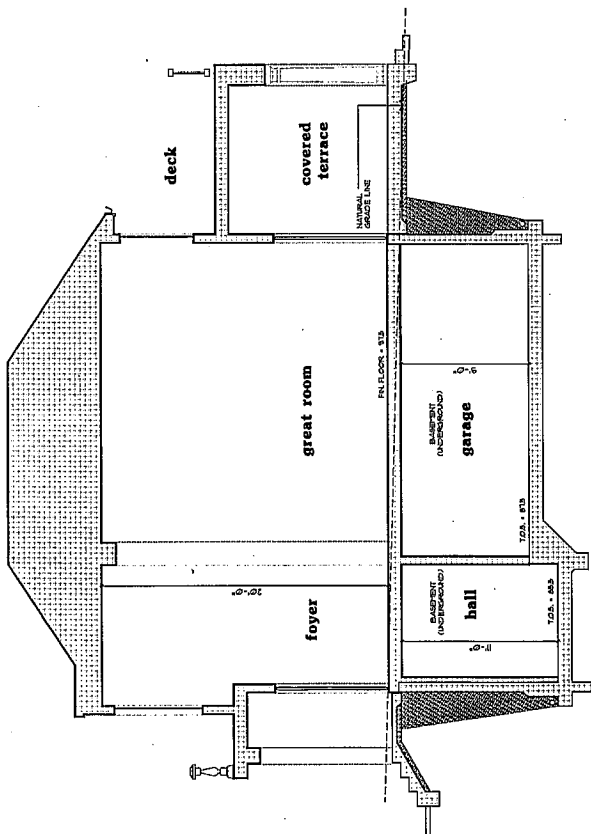
[illegible]

JOE TITLE	Kahng Residence	JOE ADDRESS	1035 Marcheta Lane Pebble Beach, California
DRAWING TITLE	Cross Sections		

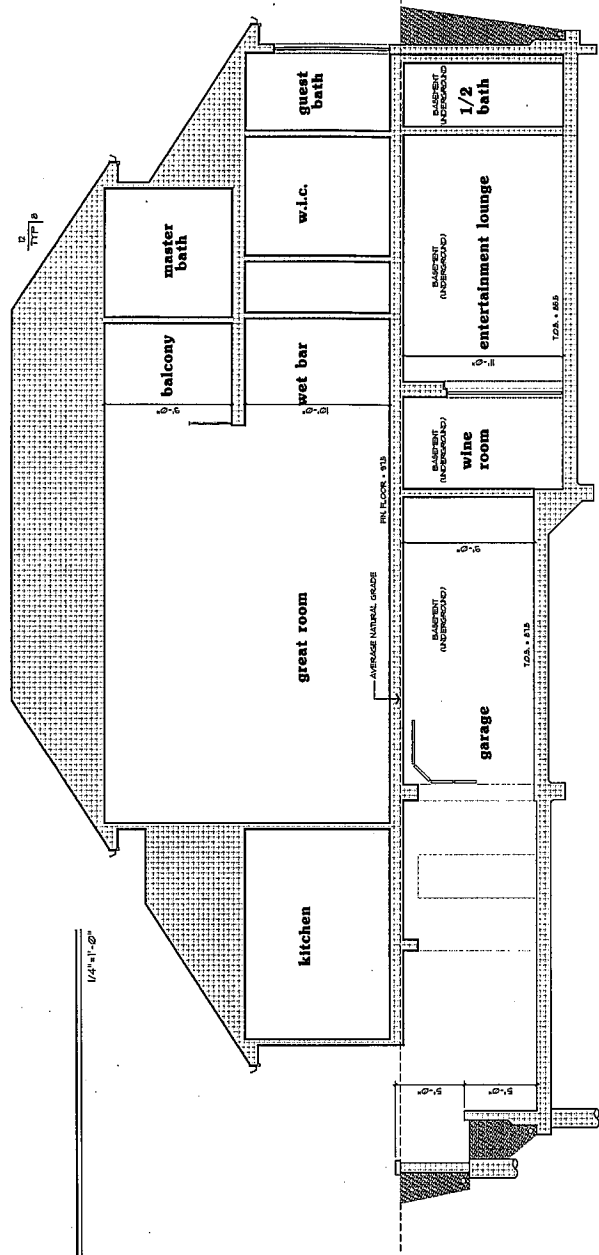
DATE	OCTOBER 3, 2011
SCALE	1/4" = 1'-0"
PROJECT MANAGER	BO
DRAWN	SDG
JOB NO.	1008
SHEET	

A7

Exhibit C

Page 9 of 10 pages

Cross Section

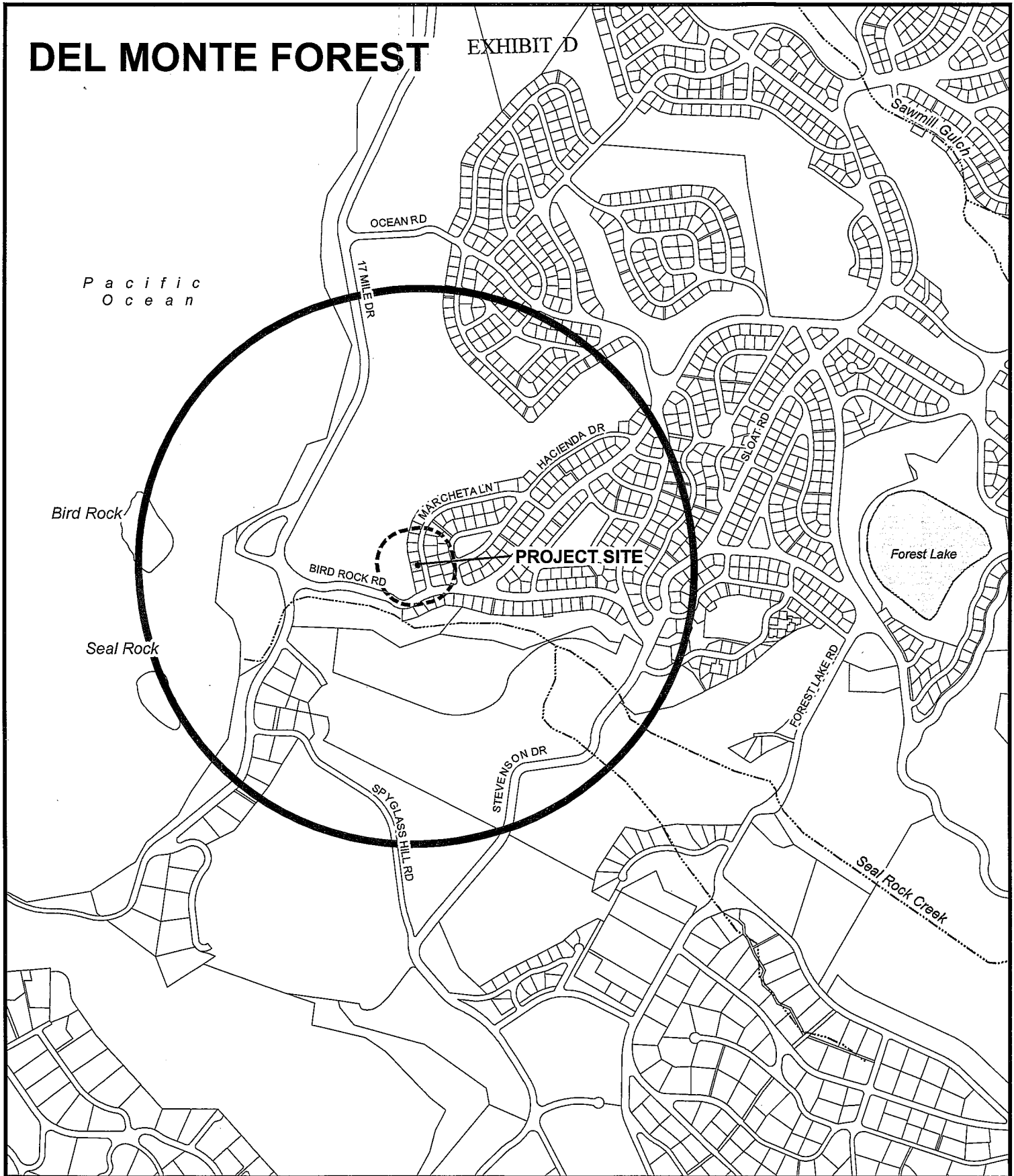


B Cross Section

Appendix

DEL MONTE FOREST

EXHIBIT D



APPLICANT: KAHNG

APN:007-341-022-000

FILE # PLN110096

Water



2500' Limit



300' Limit



City Limits



0 1,000
Feet



PLANNER: BETTENCOURT



ROOF, NATURAL SLATE TILE ROOF



GUTTERS, 5" COPPER OGEE GUTTER



TRIM AND CORBELS, VERISTONE
TRAVERTINE FINISH (OATMEAL)



WINDOWS/EXTERIOR DOORS,
WOOD W/ ALUMINUM CLAD
ANTIQUE BRONZE COLOR



STONE, FOND DU LAC RUSTIC
LIMESTONE



QUOINES, VERISTONE
TRAVERTINE FINISH (OATMEAL)

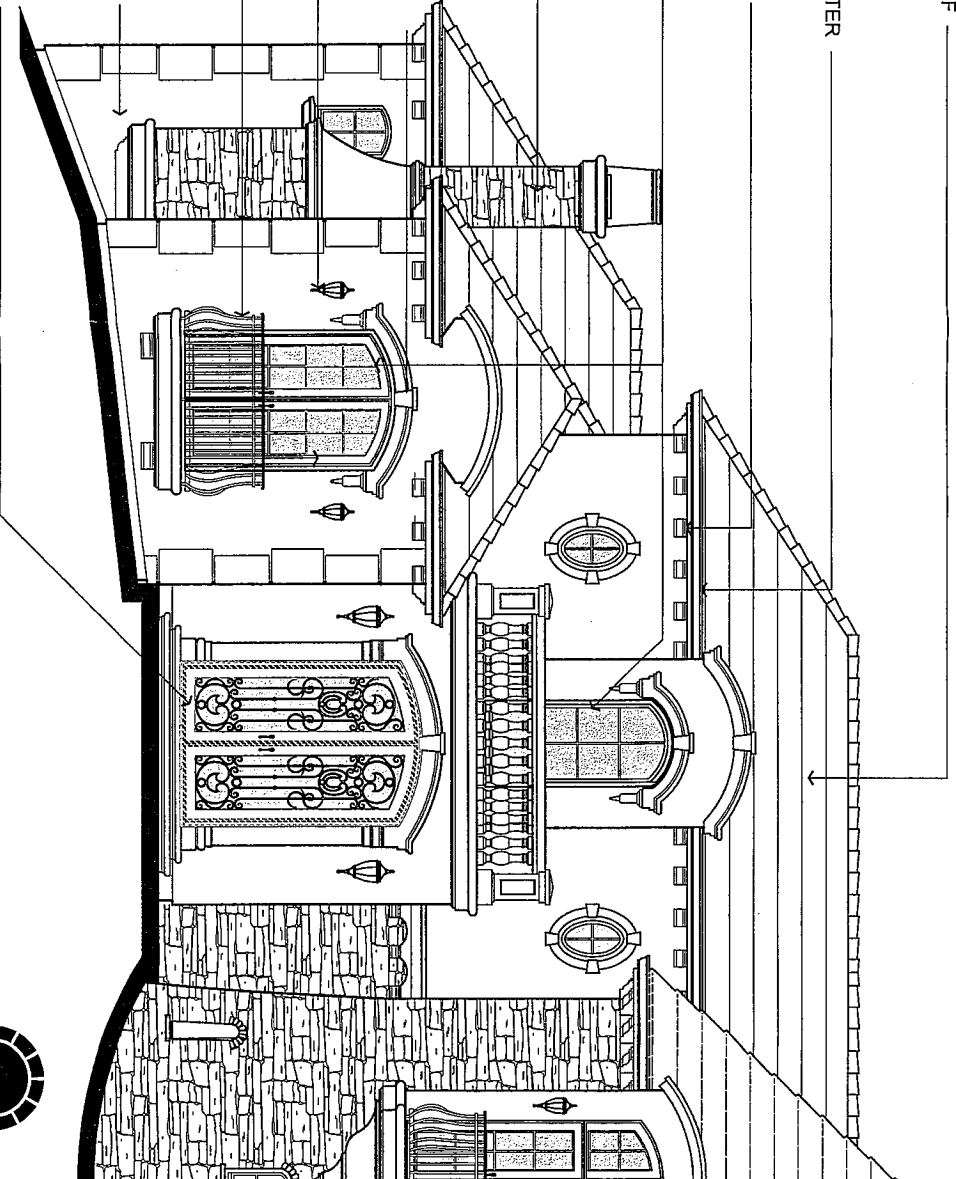


EXTERIOR LIGHTS, ANTIQUE
BRONZE OLD-WORLD STYLE

RAILING, DARK BRONZE W/
ANTIQUE FINISH

BODY, VERISTONE TRAVERTINE
FINISH STUCCO (OATMEAL W/
COLOR WASH)

ENTRANCE DOOR, CANTERA
DOOR, ANTIQUE BRONZE COLOR
W/ RAIN GLASS



Front Elevation

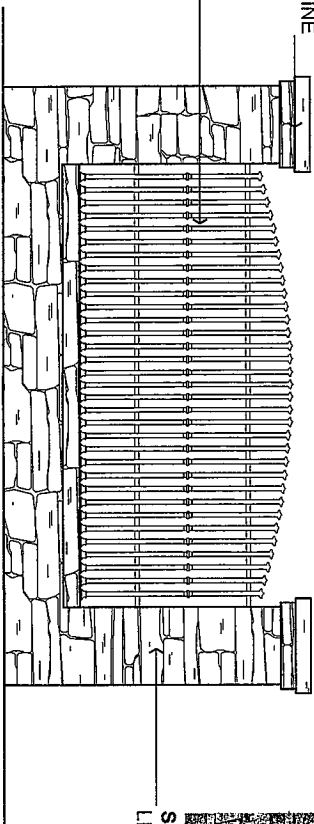


RECEIVED
NOV 14 2011
MONTEREY COUNTY
PLANNING DEPARTMENT



COLUMN CAP, VERISTONE TRAVERTINE
FINISH (OATMEAL)

RAILING, DARK BRONZE W/
ANTIQUE FINISH



STONE, FOND DU LAC RUSTIC
LIMESTONE



Property Fence Elevation



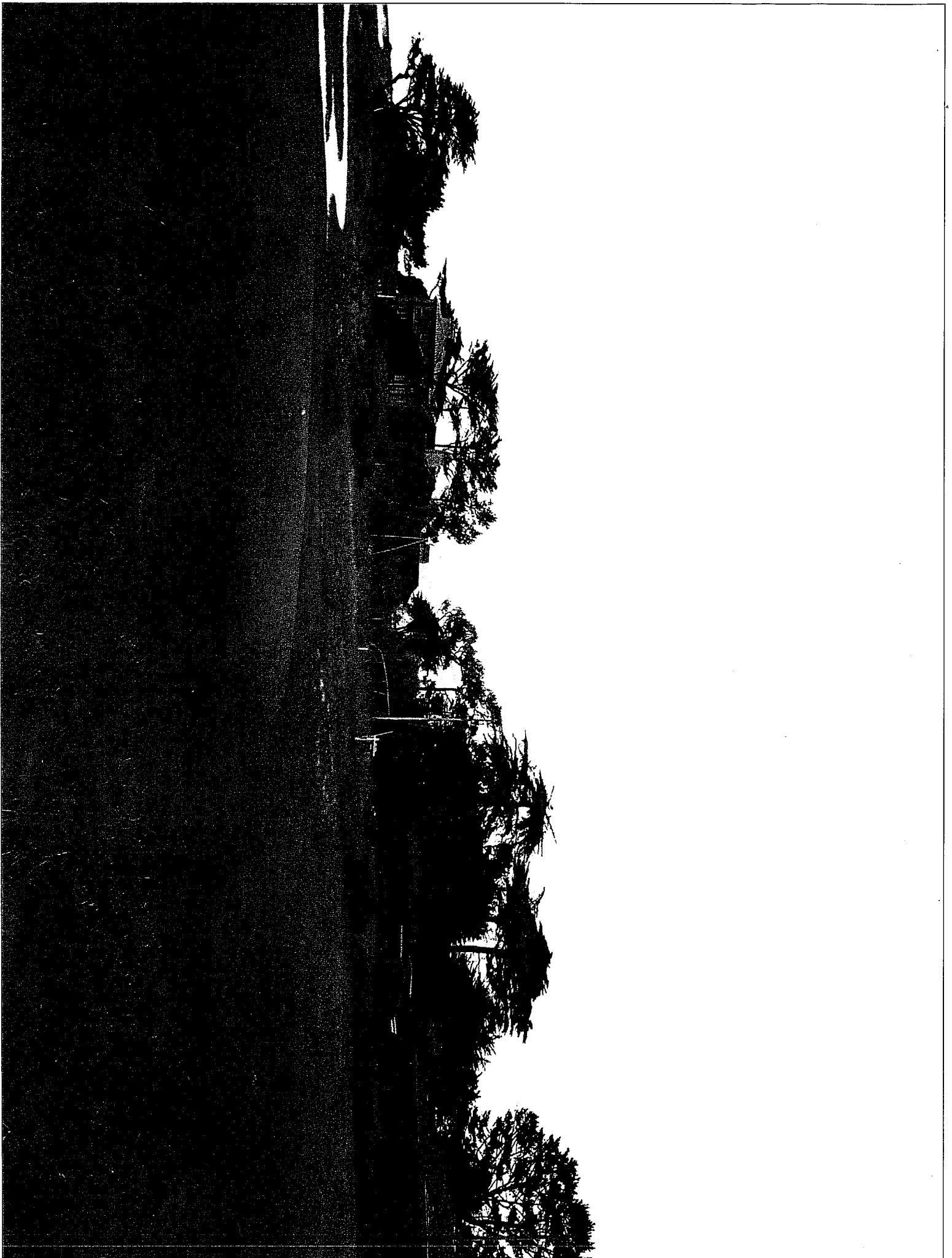
PLN110096

KAHNG STEPHEN S &
CHOONGJA KAHNG TRS

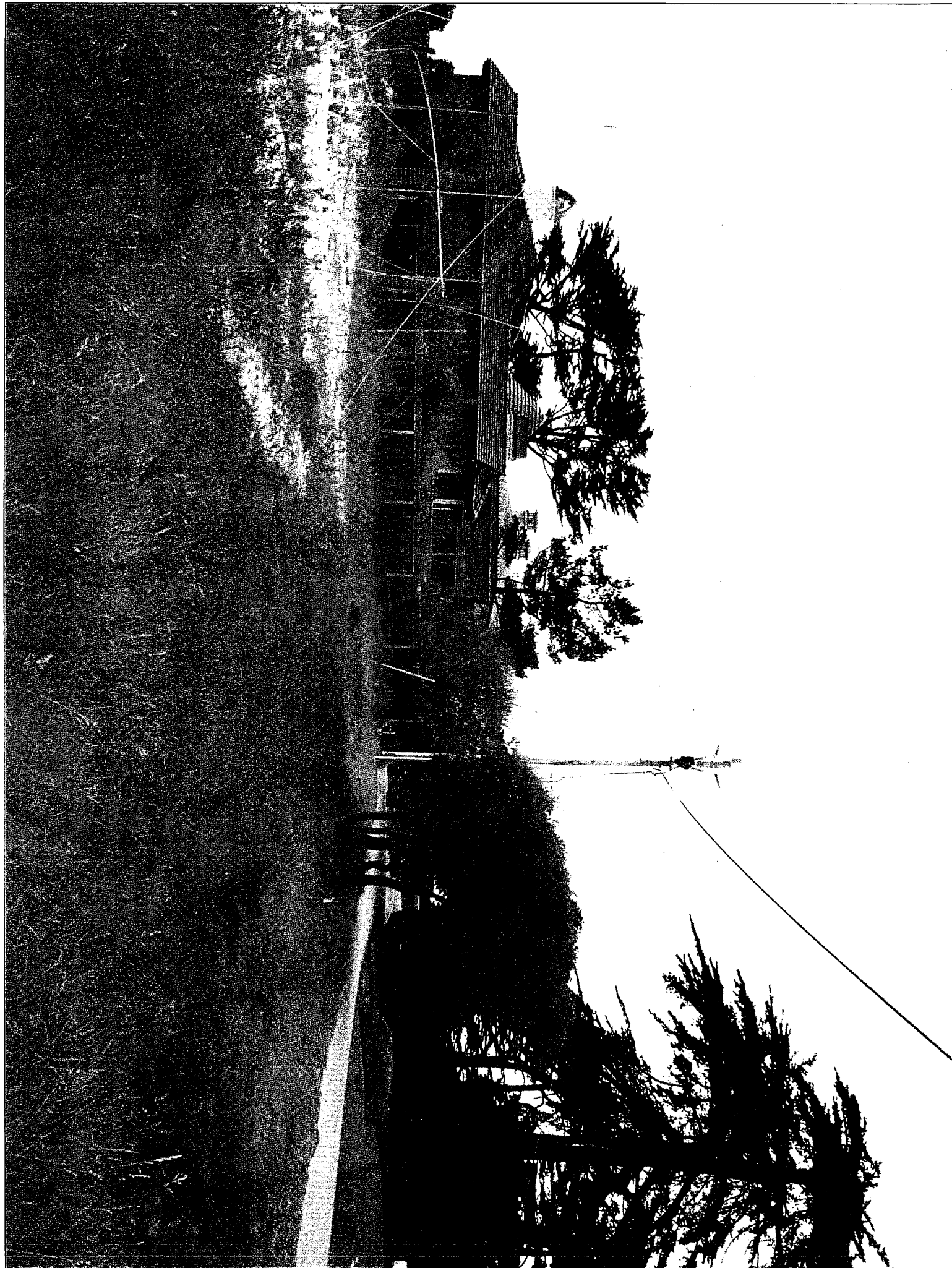
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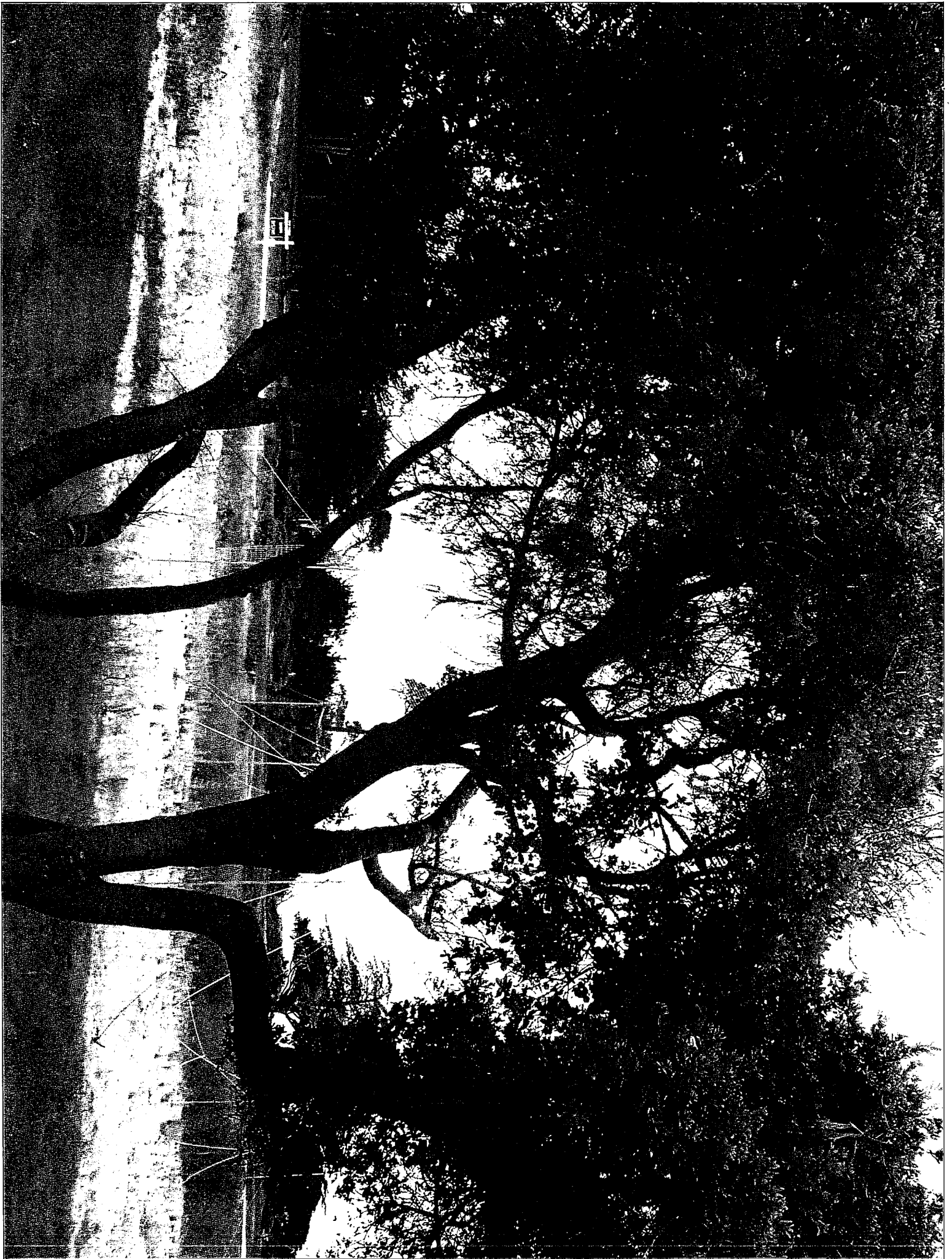
by CYNTHIA BETTENCOURT

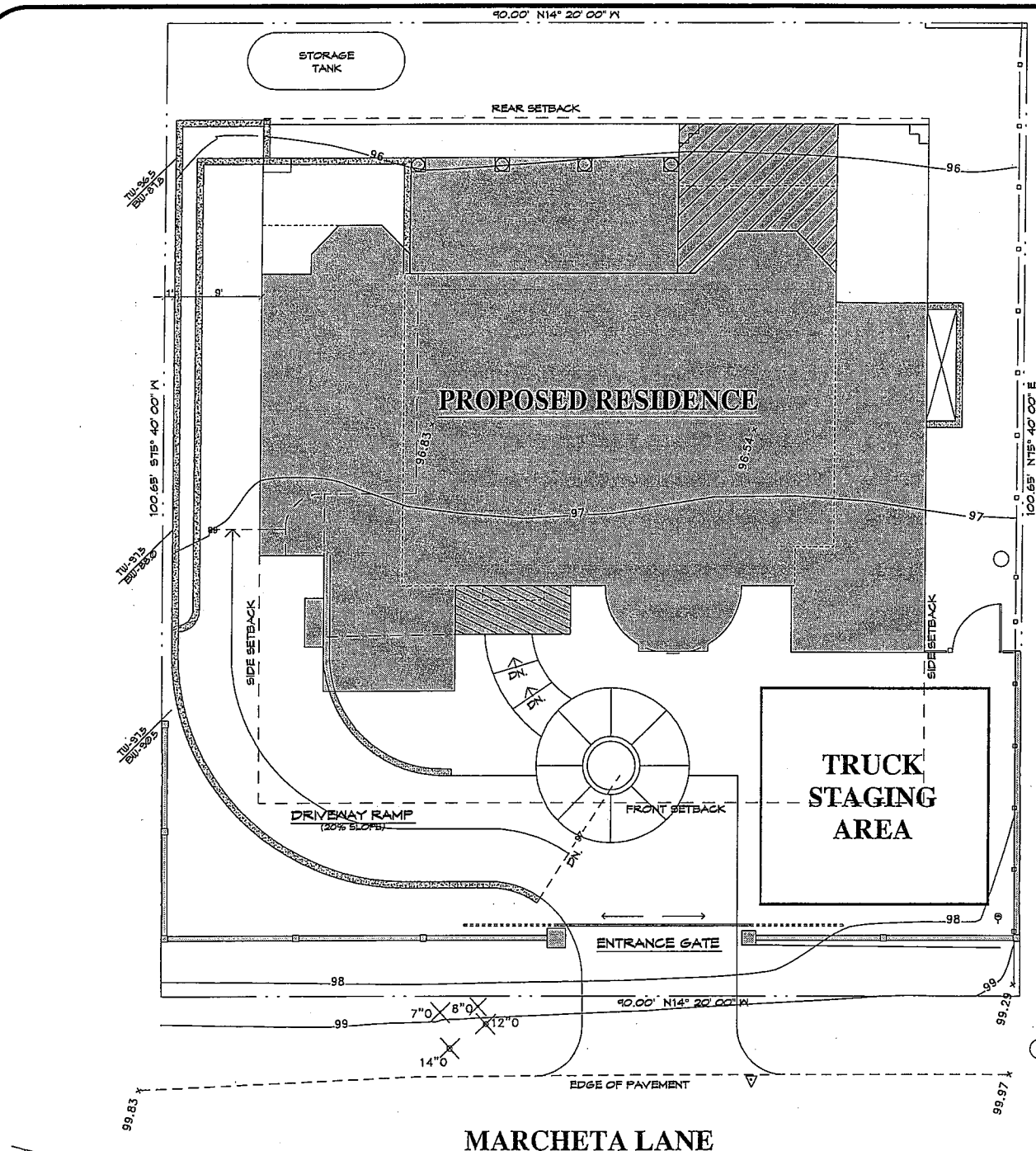
JUNE 3, 2011











NOTES:

1. CONSTRUCTION DURATION WILL BE 16 MONTHS.
2. WORKING HOURS ARE 8:00AM-6:00PM MONDAY THRU SATURDAY NO WORK ON SUNDAYS AND HOLIDAYS.
3. THE CONSTRUCTION DISPOSAL SITE WILL BE MARINA LANDFILL.
4. THE TRUCK ROUTE SHALL BE FROM MARCHETA LANE LEFT ONTO BIRD ROCK ROAD LEFT AT CONGRESS ROAD CONTINUE TO GATE AT HWY 68.

Construction Management Plan

	DATE 18.2.2011	DRAWING TITLE TITLE	REVISIONS	<small>THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REUSE, REPRODUCTION OR PUBLICATION IN ANY FORM, IN WHOLE OR IN PART, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. ANY REUSE OR REPRODUCTION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGNER. ANY REUSE OR REPRODUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.</small>
	SCALE AS SHOWN	JOB TITLE Kahng Residence		
	PROJECT E9	JOB ADDRESS 1035 Marcheta Lane Pebble Beach, California		
	DRAWN 10.02.09			

